




MILES ESTATE AGENTS

Co Op Church Street Bishops Lydeard  
Taunton TA4 3AT

\*\*\*MIXED USE COMMERCIAL / RESIDENTIAL  
INVESTMENT OPPORTUNITY\*\*\*FREEHOLD  
for sale - 4 Church Street Bishops Lydeard in the  
heart of this wonderful Quantock village drawing  
customers from many surrounding villages and  
hamlets. COMPRISES: RETAIL PREMISES of  
191.25m2 with stockroom and ancillary space of a  
further 108.91m2, currently on long lease to the Co  
Op expiring 31/03/2030. Rent of £26,450 per  
annum with next review 27/11/2026 and break clause  
in 2027. Rateable value £27,000. Also includes  
adjoining RESIDENTIAL PREMISES - 3 bedrooms  
and 3 reception rooms totalling 206.7m2 with  
enclosed garden, garage and off road parking. Vacant  
but previously let at £16,200 per annum (as a 5 bed  
property). All enquiries to Miles Estate Agents  
01823 470500



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Viewings strictly through the selling agents:

**Miles Estate Agents**

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**rightmove** 

 **OnTheMarket.com**

